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MOUNTAIN VIEW PARK SUBDIVISION
PLEASANT GROVE, UTAH

ARCHITECTURE 522
PROFESSOR PETER GOSS

The development and growth of a subdivision in America can be followed from generation to generation as it grows and changes to fit the current needs and desires of a community. Mountain View Park Subdivision, located on 200 West between center street and 250 North in Pleasant Grove, Utah, is one such area.

The area in block fifty of Pleasant Grove was originally owned by five couples: Mr. and Mrs. Arnold K. Clawson, Mr. and Mrs. Ray Mac Nelson, Mr. and Mrs. A.H. Belliston, Mr. and Mrs. Grant Anderson, and Mr. and Mrs. Gerald Belliston. Together in mutual cooperation these couples subdivided the land into sixteen building lots. The subdivision provided for two linear roads of sixty feet in width which intersect at the North end of the subdivision. Second West street was originally a dead end road which was later completed to 400 North during the seventies. The land measured 665.6 feet in length and 278.2 feet in width. It was subdivided into sixteen lots during March of 1951 as follows. Group A consists of four lots all initially intended for multi-family dwellings. The lots are an average size of 110' by 115', each located on a respective corners of the land. Only three of the planned four structures were constructed, Group B contains six lots on the North side of the street with the lots measuring 78' by 110'. Group C consists of the remaining six lots on the South side of the street, with an average size of 69' by 112'.

The original owners subdivided the land with the intent of selling it to a developer by the name of Byron Whipple. Whipple who associated himself with Lehi Lumber Company bought the land shortly after the dedication and approval of the Pleasant Grove City Planning Commission in March of 1951. Whipple recognized the potential of the community to become a housing development for the working middle class in which to live. He especially hoped to attract the young families employed by the Geneva Steel Corporation in the Post-World War II era. Whipple recognized that Geneva was only a short ten minute drive for workers who would chose to buy a home in this small quiet town. Whipple sold the subdivision as small, likable place to raise a family. The area is only a two block walk from Main Street, which contained among other things a grocer, a meat shop, a post office, a small movie theater, city hall, and a drug store/soda shop. The local elementary school is also only six blocks away, an easy walk for children. The location was perfect for the young families that were rapidly growing in Utah County.

Whipple constructed the multi-family dwellings first on lots one, two, and fifteen. The duplex on lot one still functions as such (photo 1). The building faces onto Center Street with a beautiful view of Mahogany Mountain and Mount Timpanogos in the background. The structure was built of brick with a low pitch roof. To encourage the renters of the home to be commuters, garages were incorporated into the

building. The triplex on lot two (photo 2) is a more complex design and appears to have had several additions to the original structure, although this is unclear considering that the original owner no longer lives there. Perhaps the original structure looked similar to the triplex on lot fifteen (photo 3). Whipple did not provide car ports or garages for this structure and it is unclear why. However I suspect it was intended to keep the rent rate as low as possible. The fourth intended apartment was never built and the lot later sold for the construction of the Asay home. These apartments brought in the first residents to the area which helped to increase interest in the proposed single family dwellings.

The second phase of the subdivision began with the construction of the twelve single family homes in 1953. Homes were an average size of 960 square feet with three bedrooms, one bath, a living room, kitchen, and a dining area. All were equipped with a carport (many of which have been enclosed to become garages) and many with a small storage building. An example of a typical home is shown in figure #1, the original floor plan of the home built on lot fourteen for Iowa Hall, who is still the current owner. Whipple sold these homes for \$9950 and they were financed through the Woodbury Mortgage Company. The designs used in the construction were stock plans from the Lehi Lumber Company. The majority of the homes were built of eight inch long cinder blocks that were four inches in height.

50. Roofge ?

Three homes were constructed of masonry brick work and wood frames, these homes also contained porches in their designs (photos 4 & 5). The original roofs were very low in pitch and many have been replaced with truss roofs of a much steeper pitch that works better with the harsh winter climate of Utah. Original owners refer to the roof affectionately as "tar babies". This change can be seen in photo #6.

The roofs haven't been the only changes made to these homes in the nearly forty years since their construction. The Pierce home on lot six has had the addition of a bay window, an enclosed garage in the backyard and aluminum siding applied to the home along with the personalized decorating touch (photo #7). Many homes have added fences and fireplaces. The front yard of the home on lot eight (photo #8) has been replaced with a semi-circular drive. The home also has a new roof and new siding. Nearly every home on the block now has an air conditioner to deal with Utah's extreme summers. Many of the neighbors have copied or at least gotten the idea to remodel by watching what the others are doing on the street.

Some of the most dramatic changes can be seen in the home of Mr. and Mrs. Iowa Hall (photos #9 & #10). Mr. Hall a retired school teacher bought his three bedroom home in 1954. During the last thirty-eight years the home has changed in appearance many times to conform to the ever changing needs of his seven children. The original

structure can be seen in figure #1. Mr. Hall added the entry way and built an 18' by 18' bedroom on the back. He also incorporated the storage shed into the home and converted it into a bathroom and laundry room (figure #2). At the same time a new roof was added with a more appropriate pitch. After Mr. Hall's children were grown and married he removed the wall between the third bedroom and the rear addition to create a large family room (figure #3). Mr. Hall also constructed a cinder block fence around his property along with a new storage shed in the rear of the building. All the additions were built with similar materials to the original structure. Upgrades were made to the interior as well with new cabinetry, appliances, and fixtures.

Although there were no restrictions nor exclusions made on who could purchase a home in this subdivision, neighbors made it clear who they wanted in their neighborhood. According to Mrs. Dorothy Pierce, who has been a resident in her home for the past thirty years, when a Baptist Pastor moved into the home in which she now occupies he and his family were treated so negatively that they sold their home within one year. Mrs. Pierce also a baptist along with one other neighbor experienced similar treatment in the neighborhood of Mormon families. The others on the street would not allow their children to play with hers and the families were excluded from neighborhood picnics and parties. Mrs. Pierce states however that after

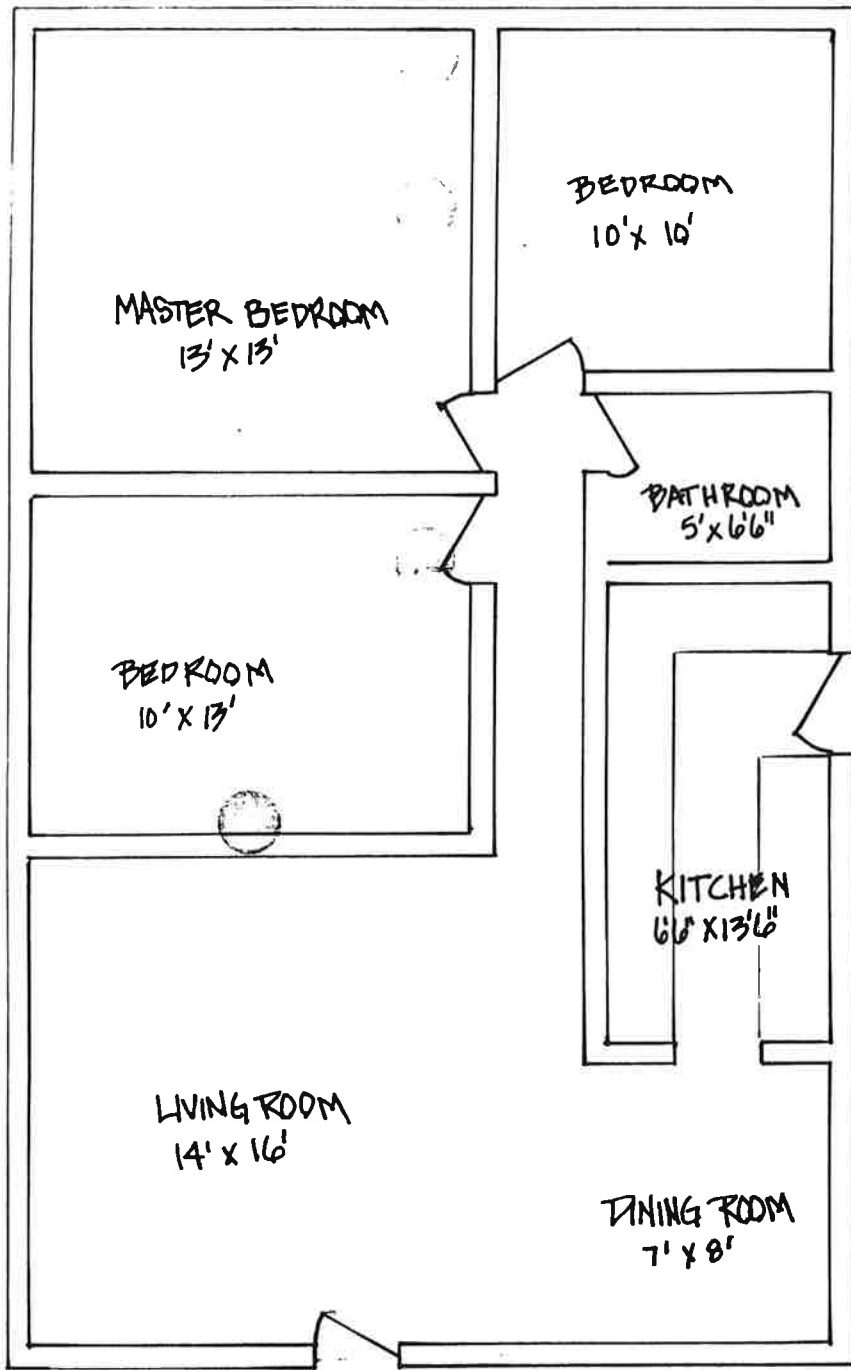
a few years and her persistence to prove that they were "good people trying to get to God the same just the same as their mormon neighbors only in a different way," the neighbors came to accept them into the group. These days there doesn't appear to be any significant problems in the area.

As many subdivisions do, this one is again turned into one with many young families. Only three original home owners remain. The neighborhood functions much like it did in the late 50's and 60's. Children play in the neatly kept yards, neighbors lend a helping hand to one another, and a real sense of community exists.

The design of the subdivision is simple but it has lasted for forty years. It works well with a true sense of community and today residents love the area and the people as much as the original owners. This community has proven itself flexible in its ability to grow and survive without losing the small town feeling of a hometown we all should have grown up in. Today's families in the area are very much like the families who first bought homes in the neighborhood. A successful subdivision is one that grows and changes to conform to the current needs of a community.

NOTES? Bibling?
earliest residents + their backgrounds
entrusted w/ present residents.

FIGURE #1



1=5'



FIGURE #2

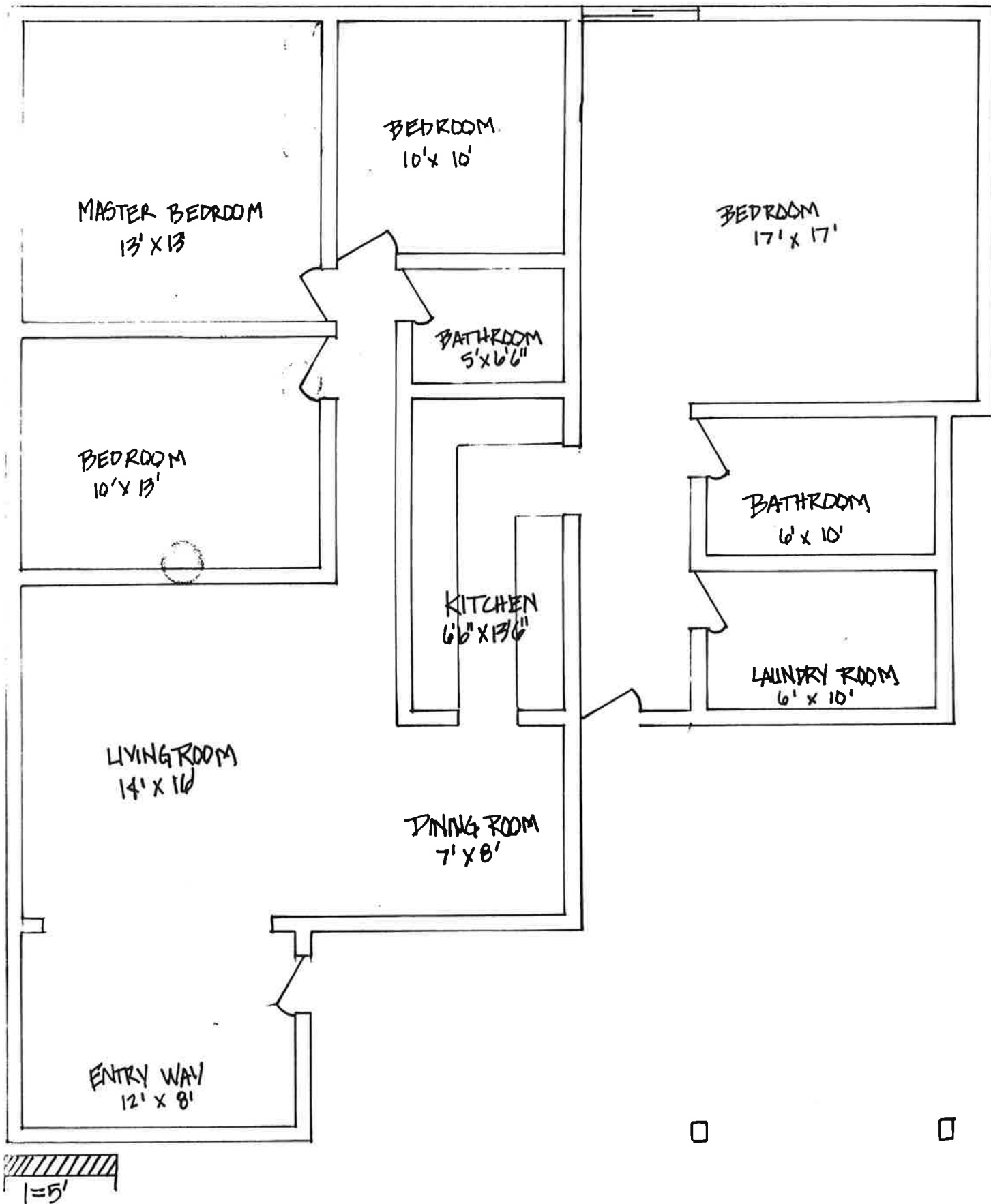
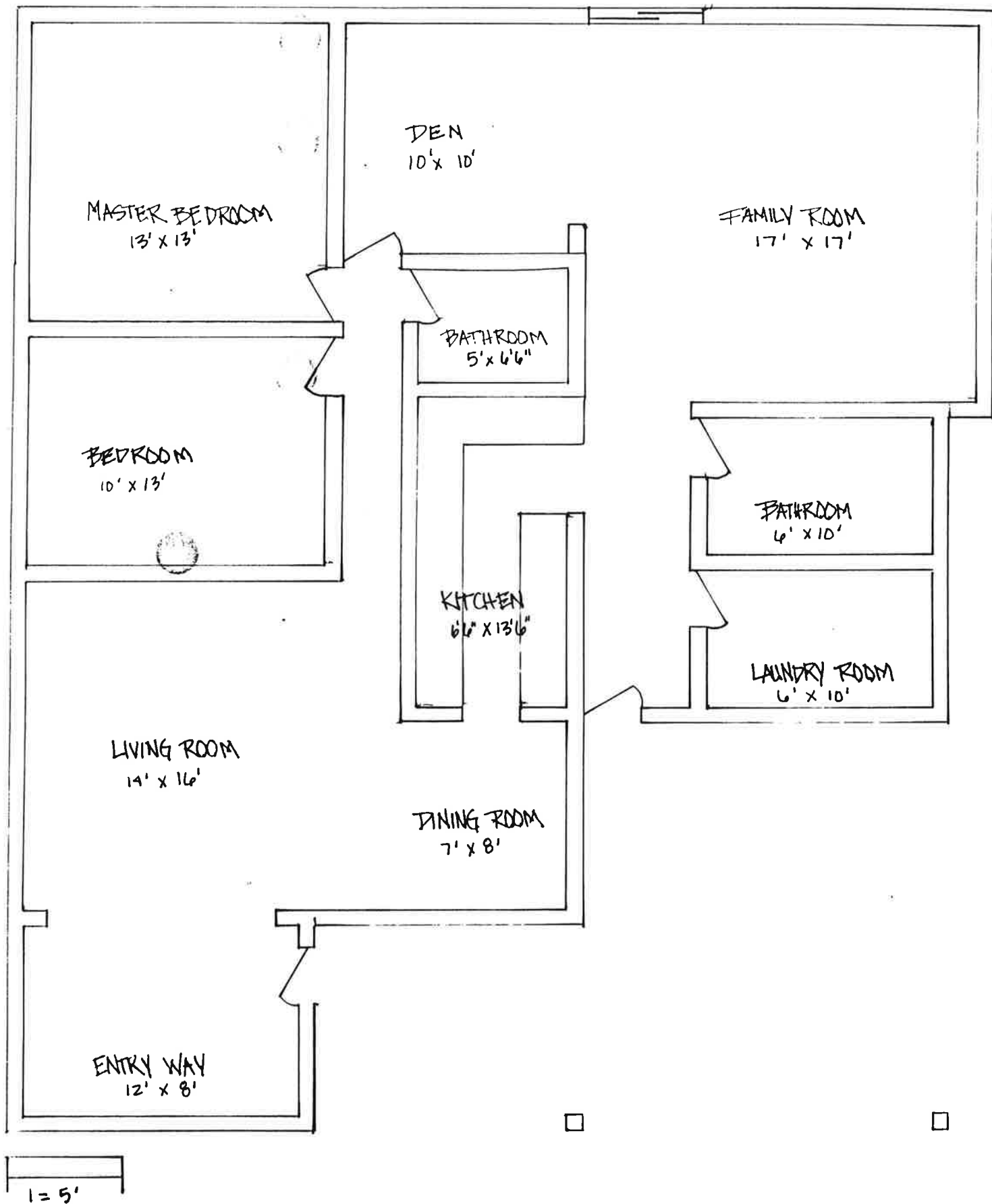


FIGURE #3



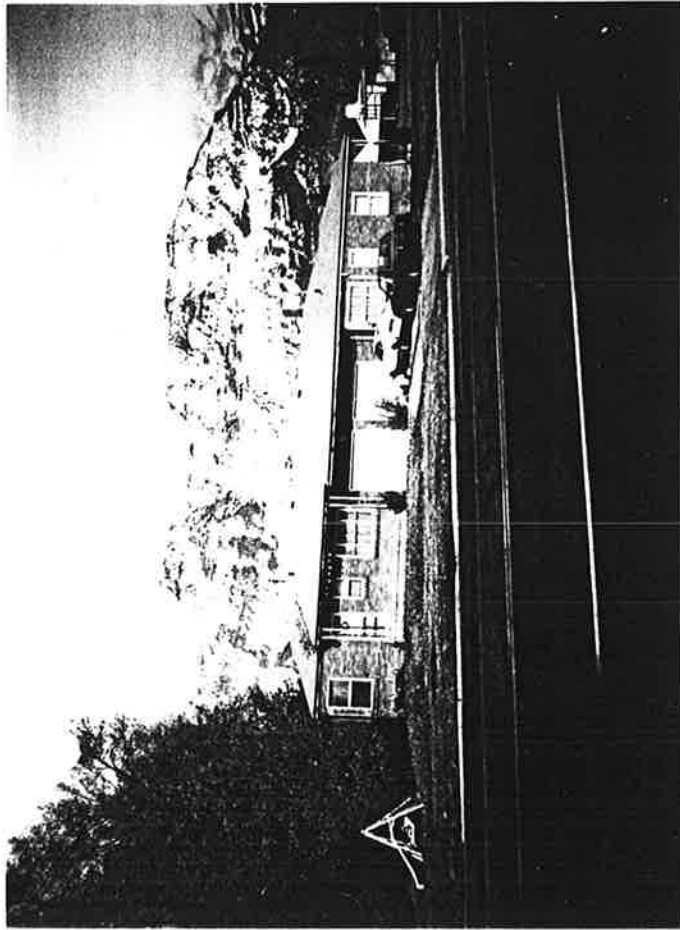


Photo 1

Photo 3

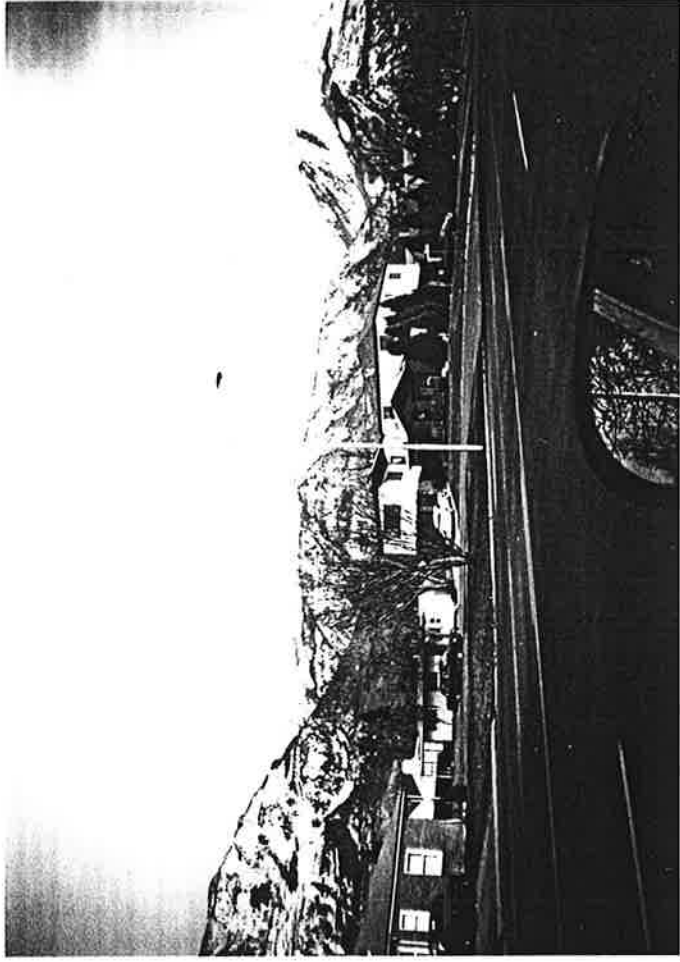


Photo 2

Photo 4





Photo 5

Photo 7

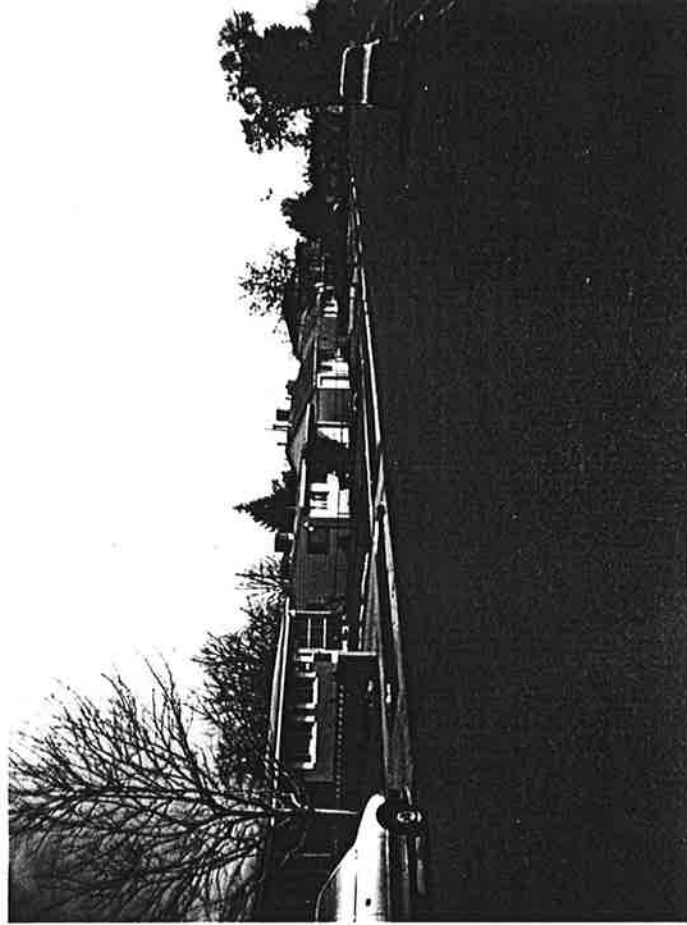
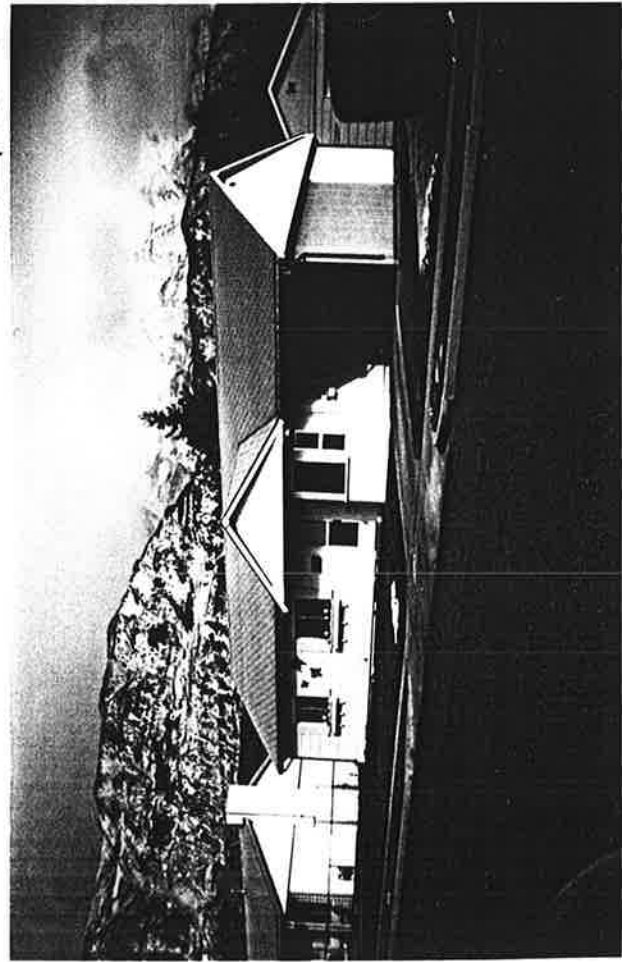


Photo 6

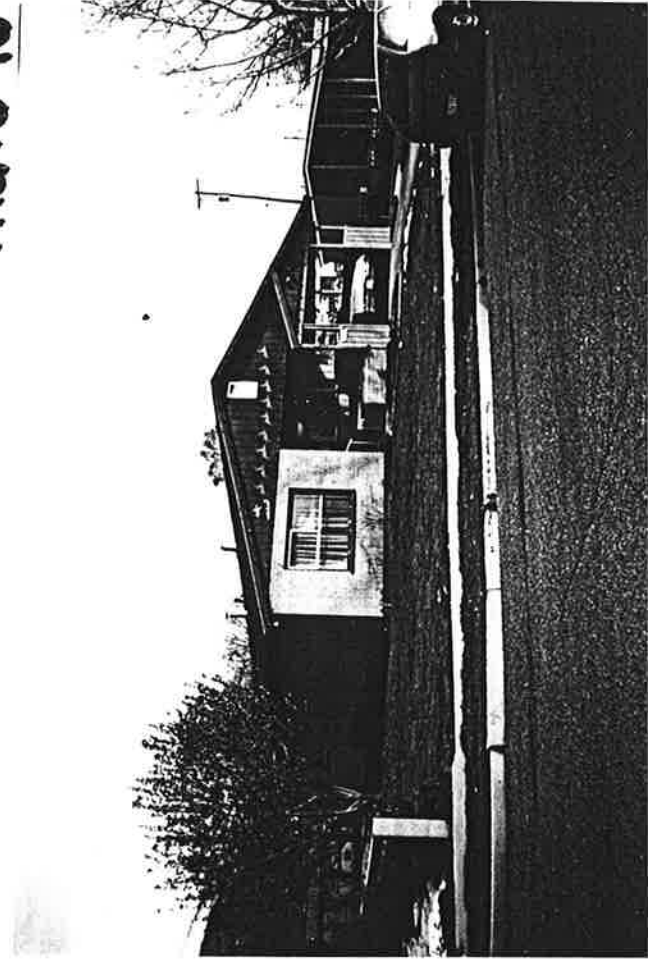
Photo 8

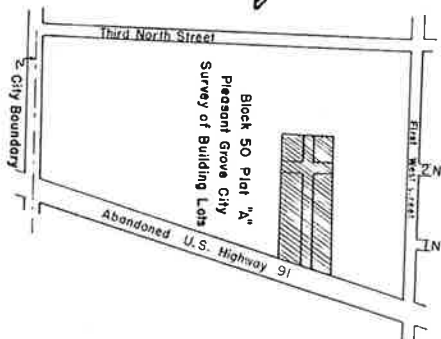


Photo 9

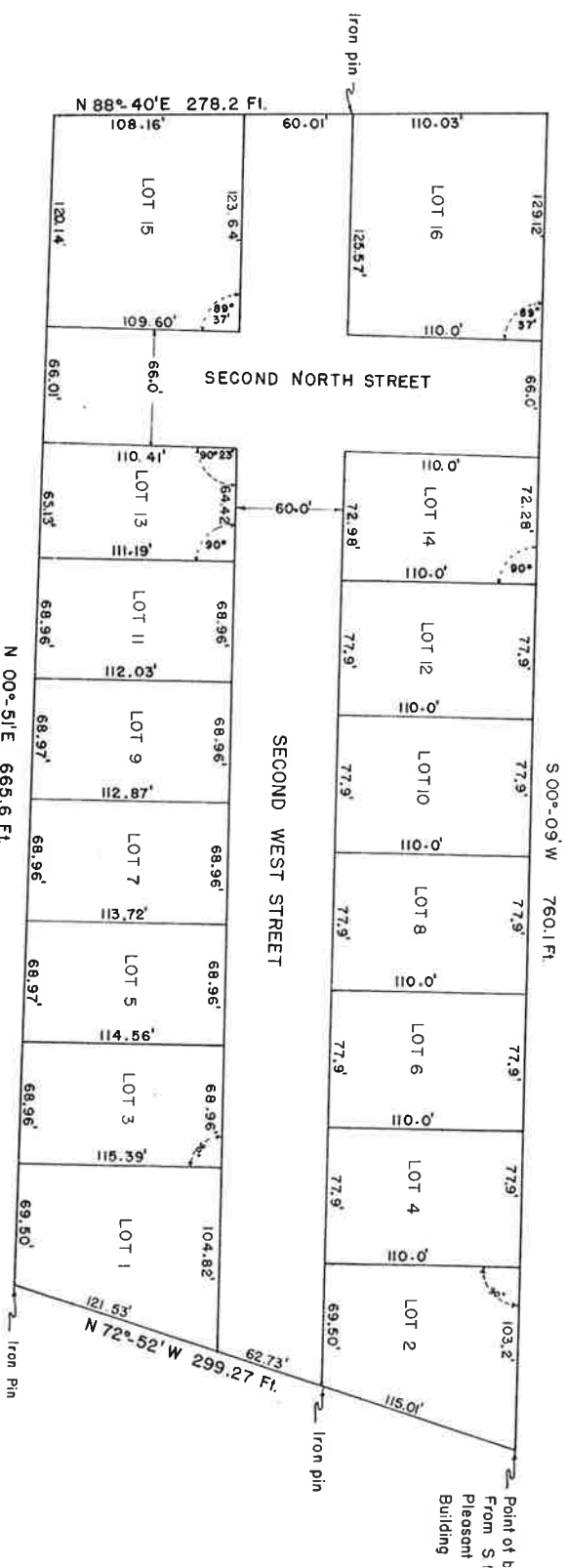
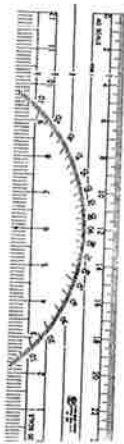


Photo 10





KEY



ENGINEERS CERTIFICATE

I hereby certify that the tract of land as shown on this map was surveyed by me: that I have by

OWNERS DEDICATION

Arnold K. Clawson, Shirley N. Clawson
Ray Mac Nelson, Winifred H. Nelson
A.H. Belliston, Elsie M. Belliston

CITY COUNCIL OF